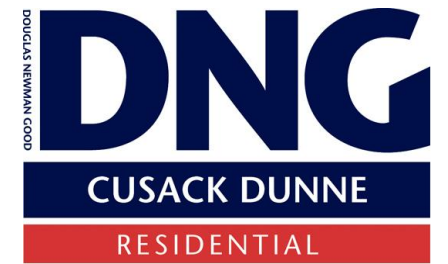


Features & Services



Outside: Lawns to front with ample parking space. The back garden is mainly laid in lawn and bounded by mature hedging. Beautiful countryside views beyond and lots of privacy. There is a raised deck area to the side with access from the house. .3 of an acre approximately.

Features & Services. Contemporary modernised detached bungalow on a mature site. A well located property which is sure to attract lots of interest on the market. Superbly located on a sleepy country road yet convenient to Shannon/Ennis/Limerick. Set on .3 of an acre (approximately). Constructed in 1994. Oil fired central heating. Mains water. Septic tank. . .

BER Rating: C2 **BER No.:** 117605949 **Energy Performance Indicator:** 177.77kWh/m2/yr

Floor Area: 123.47 sq.m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €270,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

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For Sale by Private Treaty



Ballycalla, Newmarket-On-Fergus, Co. Clare, V95 E4A8.

A contemporary detached property with an ultra modern interior with a stunning open plan living/kitchen/dining reception space with bi-fold doors that open onto a large private deck area, a superb light filled airy space for entertaining and family gatherings and indeed the heart of this home. The property was originally a 4 bedroom home and offers excellent flexible accommodation depending on ones needs. Located on a quiet country road yet within comfortable distance from a superb road network with easy access to Shannon, Limerick and Ennis. Set on a generous site with lawns to front and rear and beautiful countryside views. The viewing of this property is highly recommended to appreciate what is on offer and it is sure to generate lots of interest on the market!

BER C2

Accommodation



Entrance Hall: Large bright hallway. Composite front door. Porcelain tiling.

Open plan Living/Dining/Kitchen: Large open plan L shaped reception space. Living/Dining (8.69 x 5.08) Living area: Timber flooring. Bay window to front of house. Bifold doors.

Dining area: Floor tiling. Door to garden. Solid fuel stove.

Kitchen (3.79 x 3.18): Cream shaker style. Contemporary style. Black Floor tiling. Breakfast bar. Stainless steel sink. Chrome cooker hood. Large double oven. Tiled splashback.

Bedroom 1: 2.74m (9'0") x 6.37m (20'11") Originally two bedrooms. Large double bedroom. Sliderobes. Laminate flooring. Two large windows.

Bathroom: 1.79m (5'10") x 3.14m (10'4") Fully tiled. Fitted with large shower, w.c. and wash hand basin unit with storage and mirror unit.

Bedroom 2: 4.35m (14'3") x 3.17m (10'5") Double size bedroom. Laminate flooring. French doors to garden.

Bedroom 3: 3.48m (11'5") x 2.69m (8'10") External access to side of house. Window to front of the property. Laminate flooring.

Store Room:

Guest w.c: 1.99m (6'6") x 0.93m (3'1") Tiled walls and flooring. Mirror unit. w.c and wash hand basin with unit. Window.

